

Eucalyptus Grove Homeowners Annual Meeting January 14, 2010 Minutes

(Subject to Homeowner's approval)

The meeting was held in Room 6 at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

Board President, Todd Matson, called the meeting to order at 6:02 pm.

Board Members present:

Craig Nicholson

Arthur Munoz

Nathan Walter

(Board Member Laura Foster was absent)

Also in attendance:

Bob Bartlein and James Nguyen from Bartlein & Co., Inc.

Bill Bold (Scribe)

Roll Call

A total of 99 units were represented in person or by proxy, constituting a quorum.

Proof of Notice

All owners of record were sent Notice of Meeting on December 1, 2009.

Prior Meeting Minutes

The members present approved the minutes from last year's Annual Meeting.

Officer's Reports

The **Treasurer's Report** was read, with the following year-end totals:

Total Revenue	\$818,776.47
Operating Expenses	386,887.86
Res. Expenditures	154,573.28
Total Expenditures	541,461.14
Reserve Total	880,644.96

As of 12/31/09, the Association Reserve is 57.9% fully funded.

The Treasurer's Report was accepted as presented.

Board President, Todd Matson, introduced the Board.

Election of Board

The 2-year term of three Board Members expired at this meeting for Laura Foster, Todd Matson and Arthur Munoz.

The following 3 Association members were **nominated** to serve a two-year term on the Board: Laura Foster, Todd Matson, and Arthur Munoz.

Bob Bartlein explained the election procedures.

It was moved and seconded to close the nomination, waive the secret ballot voting procedures of the State law, and unanimously elect the slate. Everyone was in favor except for one (1) owner. Because one owner objected, a secret ballot will be sent out to all owners and the Annual Meeting will be reconvened for about 35 days to count the ballots.

Old Business

No issues were addressed.

New Business

The members present unanimously approved the “**Excess Funds Resolution**” and **ratified** the Board's actions taken in 2009.

The membership officially thanked the Board Members for their dedication and hard work for which they do for the Association.

Topics of Discussion included:

- Phase 1 parking issues.
- Trash dumpster enclosure modifications.
- Landscaping vendor issues, consideration of new contractor bid.
- Trash dumpster enclosure area cleaning.
- Smoke/odors emanating from units.
- Reserve budget plan to achieve 100% fully funded.
- Exercise Room upkeep/cleaning.

Adjournment

The **2009 Annual Meeting** was adjourned at 6:52 pm to be followed by a short board meeting.

Minutes submitted by Bill Bold (Scribe)

RESOLUTION AS TO EXCESS FEES

EUCALYPTUS GROVE OWNERS

WHEREAS, the _____ Association is a California owner's association duly organized and existing under the laws of the State of California; and

WHEREAS, the members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

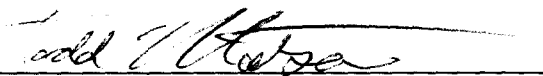
NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Association;

RESOLVED, that any and all membership income in excess of operating expenses for the current and past tax years, shall be set aside for future major repairs and replacements, and allocated to capital components as provided by the guidelines established by Revenue Rulings 70-604, 75-370, and 75-371. Such amounts shall be deposited into the Association's insured, interest-bearing accounts. Any amounts so added to replacement funds shall be allocated to the various components at the discretion of the Board of Directors.

In the event that the amounts allocated to replacement funds shall exceed the amounts necessary for such replacement, then any such excess of funds, shall be applied against the subsequent tax year member assessments for the purposes of managing, operating, maintaining, and replacing the common major elements of the Association property as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the general meeting of the membership held on JANUARY 14, 2010.

ATTESTED: _____


~~Secretary~~ President

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

January 14, 2010

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 7:08 pm. The meeting was held in Room 6 at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

Also in attendance were:

Arthur Munoz,
Craig Nicholson,
Nathan Walter (Board Member Laura Foster, absent),
James Nguyen (Bartlein and Company., Inc.), and Bill Bold (Scribe).

Meeting Minutes: The **December Board Meeting minutes** (12/03/09) were reviewed and **approved** as presented.

Treasurer's Report:

	December '09	YTD
Total Income	\$66,890.84	\$808,056.98
Operating Expenses	38,053.89	383,418.86
Reserve Expenditures	0	154,573.28
Total Expenditures	38,053.89	537,992.14
Transfer to Reserve	(28,836.95)	(331,595.84)
Transfer from Reserve	0	65,000.00
Total in Savings	\$875,644.96	
Total Assets	\$905,396.08	

James N. reported Operating Expenses are approximately 14% below budget. The **December** Treasurer's Report was unanimously **accepted** as presented.

Old Business

The Board addressed:

- **Cable upgrade (Cox Com.):** discussed project status, recent communication with Cox indicated that project has been delayed by Cox;
- **Entry gate system:** options for entry, pool and exercise room access; James N. to set up meeting with Consolidated for discussing options and bids;
- **Trash enclosure upgrade:** initial design bid at \$4000 - \$7000 per enclosure; bid details and design from Sea View Constr. to be verified; Phase II "double" enclosure to be modified to one trash dumpster and one recycling dumpster; signs to be posted on dumpster usage.

New Business

Items addressed:

- **Statement of Information:** James N. distributed document to Board;
- **2010 BOD Election:** the Board **appointed** Al Beyerly (unit 208) as Inspector of Elections, with Cathy Leyva (unit 369) as alternate; **approved** sending secret ballots with SASE to all Homeowners for balloting return;
- **Handrail repair** (building 7634): discussed repair options;
- **Water leak on Hollister Ave.:** the Board discussed the restoration of the lawn area where GWD repaired a water line near Hollister Ave.; GWD re-seeded area following water line repair work.
- **Auto entry gate repair:** discussed bid for recent column and gate damage.
- **Enviroscaping proposal:** Association received proposal for landscape maintenance (James to email Cathy Leyva copy).

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:54.

The next Board meeting is scheduled for **Thursday, February 18, 2010, at 6:30PM.** Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

February 18, 2010

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:36 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Laura Foster
Arthur Munoz,
Craig Nicholson,
Nathan Walter, Mr. Beyerle (unit 208), Ms. Xie (unit 222), Ms. Leyva (unit 369), Joe Mora (unit 313) and representing Enviroscaping,
James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Meeting Minutes: The **January Board Meeting minutes** (1/14/10) were reviewed and **approved** as presented.

Treasurer's Report:

	January '10	YTD
Total Income	\$62,590.00	\$62,590.00
Operating Expenses	23,908.24	23,908.24
Reserve Expenditures	3,329.23	3,329.23
Total Expenditures	27,237.47	27,237.47
Transfer to Reserve	(35,352.53)	(35,352.53)
Transfer from Reserve	0	0
Total in Savings	\$911,435.91	
Total Assets	\$944,413.10	

James N. reported Operating Expenses are approximately 2% below budget. The **January** Treasurer's Report was unanimously **accepted** as presented.

James N. distributed a copy of the CPA audit and the earthquake policy to the Board. The 2009 correspondence file was given to the Association.

Requests by Owners

Via correspondence, Ms. Innocenti (unit 123) addressed **Exercise Room** issues with the Board; Arthur M. reported all equipment working; can use some upgrades possible new floor padding; the Board approved \$1,500 for upgrades.

Mr. Walter (unit 353) discussed gas supply line installation on building exterior necessary for installation of a **tank-less water heater** in his unit. Board tabled until next month.

Mr. Nicholson (unit 247) discussed his water supply line "**slab leak**" for his unit and requested reimbursement for waterline replacement, slab, and drywall repair. Mr. Nicholson will prepare a narrative on what happened and the Board will seek a legal

opinion (from Atty Jim Smith) on who is responsible for the cost of the repair, according to the Grove CC&R's.

Old Business

The Board addressed:

- **Dry rot:** repair by Seaview Construction in progress to exterior siding above unit 120 (bldg. 7630)
- **Building 7606 improvements:** discussed project status, approved bid from Ehlen (structural engineers) for plans (\$3,600) and will schedule meeting with a few board members to clarify proposal.
- **Entry gate system:** Craig N. discussed options with Consolidated and will receive bid for installing a separate system for the pool and exercise room;
- **Trash enclosure upgrade:** tabled until next meeting.

New Business

Items addressed:

- **Damaged parking sign (7628):** James N. reported a sign at SW corner of Bldg 7628 was damaged by a tenant of #224; owner will be billed for sign replacement; Todd will order new sign and research cost from last time;
- **Enviroscaping Landscape proposal:** Board discussed bid; same price as currently with Progressive but will have a worker on site 5 days a week instead of four; price will include regular cleaning of the trash enclosures and hauling away of green waste; Board approved bid with minor detail changes, Board unanimously approved contract with Progressive Care (30-day notice required) to terminate on 3/31/10 and Enviroscaping contract to start on April 1, 2010.
- **Phase I** – adding extra parking spaces, tabled.
- **Rental Policy** – tabled.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:36 PM.

The next Board meeting is scheduled for **Thursday, March 11, 2010, at 6:30 PM**. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe

**Eucalyptus Grove Homeowners
Annual Meeting (Reconvened)
February 18, 2010
Minutes**

(Subject to Membership's approval)

The meeting was held in the Meeting Room at 7610 Hollister Ave., Goleta, CA.

Board President, Todd Matson, called the meeting to order at 6:35 pm.

Also in attendance:

Laura Foster

Arthur Munoz,

Craig Nicholson,

Nathan Walter,

Mr. Beyerle (unit 208), Ms. Xie (unit 222), Ms. Leyva (unit 369), Joe Mora (unit 313 and representing Enviroscaping,

James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Proof of Notice

All owners of record were sent Notice of Meeting on January 15, 2010.

Election of Board

Inspectors of Elections (Albert Beyerle and Cathy Leyva) counted secret ballots in accordance with "double-blind" secret ballot rules and reported to the Board:

93 secret ballots received,

84 secret ballots qualified as valid ballots.

A majority of 90 valid ballots is required to have a quorum and to complete election.

Majority not reached – secret ballot process must be repeated.

The Reconvened Annual Meeting was adjourned at 6:36.

The Re-reconvened Meeting is scheduled for April 8, 2010, Board of Directors Meeting.

Minutes submitted by Bill Bold (Scribe)

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

March 11, 2010

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:36 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance were:

Todd Matson
Craig Nicholson
Nathan Walter (Board members Laura Foster and Arthur Munoz absent)
Bill Bold (Scribe) and
James Nguyen (Bartlein and Company, Inc.)

Meeting Minutes: The **February Board Meeting minutes** (2/18/10) were reviewed and **approved** as presented.

Treasurer's Report:

	February '10	YTD
Total Income	\$67,903.74	\$130,493.74
Operating Expenses	27,696.74	51,604.98
Reserve Expenditures	0	3,329.23
Total Expenditures	27,696.74	54,934.21
Transfer to Reserve	(40,207.00)	(75,559.53)
Transfer from Reserve	0	0
Total in Savings	\$952,054.82	
Total Assets	\$985,094.04	

James N. reported Operating Expenses are approximately 4.7% below budget.
The February Treasurer's Report was unanimously **accepted** as presented.

Landscaping

James N. reported Progressive Landscaping and Enviroscaping were notified of the change in contract (to Enviroscaping) for Grove landscaping. Progressive's last day is the end of this month.

Old Business

The Board addressed:

- **Board Election 2010:** Second secret ballots will be counted at the Re-reconvened Meeting, on Apr. 8, 2010; approx 95 ballots received as of Mar. 11, 2010.
- **Water leak** (unit 247): discussed legal opinion on repair responsibility (Homeowner responsible for repair per attorney Jim Smith); Craig N. has sought a second legal opinion and will have results in writing to the Board.
- **Tank-less water heater** (unit 353): discussed Owner-proposed options for building modifications for installation of tank-less heater or water softening system; Nathan W. will present specific proposal to the Board at another meeting.

- **Dry rot repair** – none at this time.
- **Roof leak** (unit 104): owner reported moisture/water in unit, James N. replied, asking for more information, no Homeowner reply subsequently received.
- **Building 7606 improvements:** James N. reported structural engineering plans are being created, according to structural engineer, they hope to have plans submitted to City of Goleta the week of Mar. 22, 2010.
- **Entry gate system:** no proposal yet received from Consolidated.
- **Trash enclosure upgrade:** No decision made at this time.

No other Old Business

New Business

Items addressed:

- **Phase I additional parking spaces:** Board removed item from agenda – no practical solution possible at this time.
- **Large tree concern** (bldg. 7630/219): James N. awaiting final recommendations from arborists.
- **Liens recording:** Board approved recording lien on unit #79-690-16 for fees in arrears.
- **Foreclosure:** Board acknowledged initiating foreclosure on unit #079-690-06-00, Feb. 18, 2010.
- **Rental policy:** discussed enforcement of Owner-occupied By-law; James N. will send letters to units #352, 252, 253, in question of violation, requesting proof of compliance.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:17PM.

The next Board meeting is scheduled for **Thursday, April 8, 2010, at 6:30 PM**. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

April 8, 2010

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:32 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Todd Matson
Arthur Munoz
Craig Nicholson
Nathan Walter (Board member, Laura Foster was absent)
Mr. Beyerley (unit 208), Mr. Rauch (unit 351)
Bill Bold (Scribe) and
James Nguyen (Bartlein and Company, Inc.)

Homeowner, Mr. Rauch (351) discussed the frequency of **recycling pickup** and the **lerp psyllid** damage to the red gum eucalyptus trees at the Grove. The Board will consider more recycling pickups and investigate possible treatments for the lerp psyllid infestation.

Meeting Minutes: The **March Board Meeting minutes** (3/11/10) were reviewed and **approved** as presented.

Treasurer's Report:

	March '10	YTD
Total Income	\$65,466.06	\$195,959.80
Operating Expenses	36,443.80	88,048.78
Reserve Expenditures	2,385.52	5,714.75
Total Expenditures	38,829.32	93,763.53
Transfer to Reserve	(25,060.74)	(100,620.27)
Transfer from Reserve	0	0
Total in Savings	\$977,555.21	
Total Assets	\$1,015,014.22	

James N. reported Operating Expenses are approximately 4% below budget.

The March Treasurer's Report was unanimously **accepted** as presented.

Old Business

The Board addressed:

- **Slab leak** (unit 247): discussed legal opinions on repair responsibility (Homeowner responsible for repair per attorney Jim Smith; HOA responsible per attorney Gregory Lowe retained by #247 owner); James N. will ask Assoc atty Jim Smith to review his finding, in light of opinion drawn by G. Lowe.
- **Tank-less water heater** (unit 353): Mr. Walter requested approval for installation of water softening exchange tank installation; Board indicated approval, conditional on details of a written proposal that must include: Removal of system on demand by

Board; Homeowner is responsible for any damage incurred by the installation or operation of the system; Homeowner must return the property to its original condition on departure from the Grove. The Board granted Todd M. the authority to formally approve the installation on review of a written proposal from Mr. Walter.

- **Dry rot repairs:** James N. reported no repairs currently in progress.
- **Roof leak** (unit 104): owner reported moisture/water in unit, James N. replied (Mar. 2010), asking for more information, no Homeowner reply subsequently received.
- **Building 7606 improvements:** James N. reported formal structural engineering plans are being drafted, will be submitted to City of Goleta the week of Apr. 8, 2010; James N. to seek bids as soon as plans are finalized; former city engineer, Dan McLaughlin no longer with the City of Goleta office, new city engineer currently reviewing case.
- **Entry gate system:** no proposal yet received from Consolidated.
- **Owner occupancy By-law:** Ms. Nealon (unit 253) requested the Board waive occupancy rule for this unit; Board denied the request, stating the Board cannot waive the terms of the By-law.

No other Old Business

New Business

Items addressed:

- **Fumigation:** Board reviewed list of buildings yet to be fumigated (7626, 7628, 7638 and 7640); scheduling decision will be based on report of termite activity reports in 2010, to be reported to James N.
- **FHA loan approval / Insurance coverage increase:** the Board ruled individual Homeowners must make application for FHA loan approval; Board approved raising fidelity insurance coverage to \$750K for an additional \$508, through Allstate Insurance.
- **Large tree concern** (bldg. 7630 #219 & #222): Board approved tree-pruning recommendation from Progressive Care for \$2,850.
- **Item for May 2010 BOD meeting:** Re-roofing buildings 7636 and 7638.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:38.

The next Board meeting is scheduled for **Thursday, May 13, 2010, at 6:30 PM.** Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Annual Meeting (Re-reconvened) April 8, 2010 Minutes

(Subject to Homeowner's approval)

The meeting was held in the HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

Board President, Todd Matson, called the meeting to order at 6:31 pm.

Also in attendance:

Arthur Munoz,

Craig Nicholson,

Nathan Walter, (Board Member, Laura Foster was absent)

Mr. Beyerle (unit 208), Mr. Rauch (unit 351)

James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Proof of Notice

All owners of record were sent Notice of Meeting on February 25, 2010.

Election of Board

Inspectors of Elections (Albert Beyerle) and assistant, Mr. Rauch, counted secret ballots in accordance with "double-blind" secret ballot rules while the regular board meeting was in progress.

They reported the following to the Board:

111 secret ballots qualified as valid, constituting a quorum.

The three Board Members nominated (Jan. 14, 2010, at the Annual HOA Meeting) were elected:

- Laura Foster (87 votes)
- Todd Matson (83 votes)
- Arthur Munoz (80 votes)

Election results were announced and the Re-reconvened Annual Meeting was adjourned at 7:29.

Minutes submitted by Bill Bold (Scribe)

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

May 13, 2010

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:34 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Todd Matson
Laura Foster
Craig Nicholson
Nathan Walter (Board member Arthur Munoz absent)
Mr. Wolf (unit 224)
Bill Bold (Scribe) and
James Nguyen (Bartlein and Company, Inc.)

The Board formally agreed on re-electing board officers as before

Todd Matson – President
Laura Foster – Secretary
Arthur Munoz – Treasurer

The Board briefly discussed a request from Dr. Zuk (unit 219) for the installation of a **ramp** in place of steps near his unit, now required by a physical handicap. The Board requested a detailed proposal from Dr. Zuk before addressing the matter further, James N. to follow up.

Mr. Wolf (224) reported the **step** to the entry area slab at his unit is of excessive height, possibly due to perimeter settling. The Board approved the installation of an extra step and restoration of landscaping near the entry to unit 224.

Meeting Minutes: The **April Board Meeting minutes** (4/8/10) were reviewed and **approved** as presented.

Treasurer's Report:

	April '10	YTD
Total Income	\$66,860.00	\$262,819.80
Operating Expenses	36,528.29	124,577.07
Reserve Expenditures	0	5,714.75
Total Expenditures	36,528.29	130,291.82
Transfer to Reserve	(30,331.71)	(130,951.98)
Transfer from Reserve	0	0
Total in Savings	\$1,008,328.06	
Total Assets	\$1,048,163.70	

James N. reported Operating Expenses are approximately 4% below budget.

The April Treasurer's Report was unanimously **accepted** as presented.

On Landscaping, James N. reported the effected eucalyptus trees were treated for the lerp

psyllid infestation on May 3, 2010 by SB Pest Control. The Board discussed tree replacement for previously removed trees.

Old Business

The Board addressed:

- **Roof leak** (unit 104): James N. reported he has received no reply from the unit owners on a request to view the interior of the unit.
- **Building 7606 improvements:** James N. reported formal structural engineering plans were approved by the City of Goleta on May 5, 2010; four requests for bids pending from contractors recommended by the Ehlen Structural Engineer.
- **Entry gate system:** proposal received from Consolidated (\$3,262) for separate auto gate and pool/exercise room systems; a letter to be drafted with questions about the proposed (new) system, the Board authorized Todd M. to approve acquisition of the new system, pending response to questions from Consolidated.
- **Fumigation:** the Board agreed to set a policy of fumigation ("tenting") one building each year, until all buildings have been routinely treated; the Board approved fumigating building 7626 in September.

No other Old Business

New Business

Items addressed:

- **Re-roofing:** the Board reviewed bids for re-roofing buildings 7636 and 7638; approved bid from Home Roofing for \$21-23,000 per building.
- **Recycling area sign:** Board approved posting a laminated copy of a sign describing acceptable recycling items (as drafted by Mr. Ashby, unit 214) in recycling areas and will include a copy of the sign in the next newsletter
- **Bats:** the Board discussed the report of bats in building 7606 (unit 309), interim repairs and solution suggestions from Hydrex; Sea View Construction will be requested to bid the suggested repairs.
- **Liens:** the Board approved placing liens on units 104, 124 and 250 for delinquent Association dues
- **Reserve Study:** the Board approved a bid from JD Brooks (\$1,280) for the scheduled Reserve Study.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 9:17.

The next Board meeting is scheduled for **Thursday, June 10, 2010, at 6:30 PM**. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

JUNE 10, 2010 (6:30PM)

AGENDA



1. CALL BOARD MEETING TO ORDER

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda)

Each unit has about 3 minutes to address their concern to the Board
#219 – ramp

3. APPROVAL OF PRIOR MEETING MINUTES

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

See Financial Statement and/or Balance Sheet;
Operating Expenses about 5% below budget
Planting more trees

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- Slab leak; Clarification of responsibility & insurance & possible reimbursement (Craig)
- List of dry rot repair for Sea View: staircase 7638 to #364
- #219 Ramp request
- #104 (Gardea) moisture in unit;
- 7606 retaining wall, Per Ehlen, rec'd word on 5/6/10 that plans approved by City last week, .
To date: Ehlen \$5,133+; Seaview \$1,690+; Earth Systems \$12,914+; Kimble Plumb \$1,232+;
City of Goleta \$294+...Per Ehlen, plans submitted to City have been approved;
Bids received: RD \$32K; Schipper \$162,362
- Gates – separate system for pool, exercise, and entry
- Bats – bid to install trim on chimneys (Seaview & Home Roof)
- Fumigation Bldg 7626 in September \$4,615

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- Legal opinion on answering lenders' questionnaires
- Towed vehicle: 6/8/10, silver Jeep Grand Cherokee, CA #4DZH206, exp registration 12/09
- Recording liens
- Other items to be put on next month's agenda

7. EXECUTIVE SESSION

- Late payers through end of last month (balances of \$500 or more): 10 units
- Foreclosure / Trustee Sale #213 delayed to 6/14/10
- Legal opinion / arbitration
- Small Claims scheduled for 7/29/10; on bal due (124 & 250?)

8. ADJOURNMENT (Scheduled meeting – Next Meeting on 7/8/10 @ 6:30PM)

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Prepared By: Bartlein & Company, Inc., (805) 569-1121 Fax (805) 682-4341
3944 State Street, Suite 200
Santa Barbara, CA 93105
Email: jamesn@bartlein.com

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

July 8 2010

Minutes

(Subject to Board of Director's approval)

Board Vice-President, Nathan Walter, called the meeting to order at 6:35 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Laura Foster
Arthur Munoz
Craig Nicholson
Nathan Walter (Board member Todd Matson absent)
Bill Bold (Scribe) and
James Nguyen (Bartlein and Company, Inc.)

Meeting Minutes: The **June Board Meeting minutes** (6/10/10) were reviewed and **approved** as presented.

Treasurer's Report:

	June '10	YTD
Total Income	\$71,476.58	\$396,266.38
Operating Expenses	28,030.01	181,126.33
Reserve Expenditures	49,348.54	55,063.29
Total Expenditures	77,378.55	236,189.62
Transfer to Reserve	(1,098.03)	(165,500.76)
Transfer from Reserve	7,000.00	7,000.00
Total in Savings	\$1,036,759.42	
Total Assets	\$1,079,606.24	

James N. reported Operating Expenses are approximately 8% below budget.
The June Treasurer's Report was unanimously **accepted** as presented.

Landscaping: In a walk-through with Enviroscaping (Joe), Todd M. and Craig N., discussed the issues of the (anti-lerp psyllid) treated eucalyptus trees' on-going recovery and the tree plan at the Grove: new tree planting and old removal in the next 5 years, and seedling transplantation.

Old Business

The Board addressed:

- **Dry rot repair:** James N. reported completion of the stairway repair at unit 364.
- **Handicap access** (unit 219): The Board discussed a letter from Dr. Zuk (unit **219**) in regards to the installation of a **ramp** in place of steps leading to her unit, now required due to a physical handicap. The letter included a sketch, showing location of ramp, as created by Jim Rapp Constr. The Board viewed the site for the proposed ramp and scheduled a meeting (Nathan W.) with Jim Rapp to discuss the details of the installation. The Board authorized Nathan to approve the plan after

the meeting, as required.

- **Building 7606 improvements:** Nathan W., Todd M. and James N. met with the structural engineer (Ehlen) and construction company (R&D Constr.). The Board requested a meeting between the structural engineer and the soil engineer (Earth Sysytems) to discuss a slurry repair option. The Board approved the request for the structural engineer to inspect buildings 7602 and 7610 for similarities with 7606.
- **Entry gate system:** separate system installation for pool and exercise room previously approved for \$3,262 by Consolidated Overhead.
- **Fumigation:** fumigation for bldg. 7626 scheduled for Sept. 8-10, 2010.
- **Mortgage lender questionnaire:** the Board approved seeking legal opinion on the previously discussed lender's questionnaire (quoted by J. Smith, Attny. for \$680); Board approved to charge a prospective borrower (\$75) for providing copy of the legal opinion posed in this type of questionnaire.

No other Old Business

New Business

Items addressed:

- **Building exteriors:** re: dark stains on the exterior of certain buildings, James N. will seek bid sfor power washing.
- **Rodent deterrent:** Board approved setting bait traps around building 7628 for a three-month period.
- **Fumigation:** Board approved scheduling building 7628 for fumigation in Oct. 2010 (Lenz bid \$5,919).
- **Plumbing cleanout:** Board approved installation of a cleanout for bldg. 7628.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:26.

The next Board meeting is scheduled for **Thursday, August 12, 2010, at 6:30 PM.** Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

August 27, 2010 (4PM)

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 4:04 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA. The originally scheduled meeting on August 12, 2010, did not have a quorum. Agenda of this rescheduled meeting was posted at all the mailbox kiosks over a week ago.

In attendance:

Arthur Munoz

Craig Nicholson

Nathan Walter

Mr. Ashby (unit 114)

Jeff Haight (Ehlen, Spiess & Haight), Dan Underwood (Mgmt. Resources)

Bill Bold (Scribe) and James Nguyen (Bartlein and Company, Inc.)

Structural Engineer Jeff Haight (Ehlen, Spiess & Haight) addressed the Board, summarizing: Foundation slurry repair method, history of building foundation work and water flow/drainage in regards to the building's foundation. **Dan Underwood** (Management Resources) proposed acting as a coordinator and advisor for the foundation improvement project; Mr. Underwood will submit a bid to the Board for his services. The Board requested: a review of Vendor insurance options to allow a greater number of vendors to perform work at the Grove, inspection of the remaining eleven building's foundations, and consideration of obtaining a second (structural engineering) repair opinion; James N. will order the repair of a leaky water pipe observed during foundation inspection.

Building 7628 fumigation: in response to a request to delay building 7628 fumigation, the Board approved if the fumigators do not charge more than \$500 for the rescheduling. James N. is directed to confer with the requesting Homeowner if a 4-week delay is sufficient and then reschedule, as required.

Meeting Minutes: The **July Board Meeting minutes** (7/8/10) were reviewed and **approved** as presented.

Treasurer's Report:

	July '10	YTD
Total Income	\$66,500.80	\$462,767.18
Operating Expenses	32,268.97	213,395.30
Reserve Expenditures	1,000.00	56,063.29
Total Expenditures	33,268.97	269,458.59
Transfer to Reserve	(33,231.83)	(198,732.59)
Transfer from Reserve	0	7,000.00
Total in Savings	\$1,070,404.08	
Total Assets	\$1,116,632.57	

James N. reported Operating Expenses are approximately 8% below budget. The July Treasurer's Report was unanimously **accepted** as presented.

Landscaping: Board approved acceptance of 3 trees donated to the Grove by Enviroscaping; Board approved retaining wall repair at bldg. 7610 by Enviroscaping.

Old Business

The Board addressed:

- **Dry rot repair:** James N. reported stairway repair at unit 369 in progress.
- **Handicap access** (unit 219): James N. reported sidewalk ramp near parking space 222 completed.
- **Entry gate system:** James N. reported no new actions on the system upgrades.
- **Building exterior power wash:** three bids discussed; item tabled.

No other Old Business

New Business

Items addressed:

- **Pool monitoring:** Board discussed the possibility of hiring a security service for nighttime pool use monitoring; Nathan W. volunteered to check pool area evenings at 11:00PM; Board will discuss item again in Sept. BOD meeting; Mr. Ashby reported pool front entry gate can stick open.
- **SB Marathon:** James N. noted the SB Marathon is scheduled to be run along Hollister Ave., near the Grove entrance on Sat., Nov. 6, 2010.
- **Pedestrian gate:** Todd M. volunteered to install a dress plate on the exit "gate open" button for the pedestrian gate..
- **Lien recording:** Board approved filing liens on units #APN 079-670-04, 079-670-31, 079-670-36, 079-690-012 for past due Assn. fees.
- **Board member resignation:** Laura Foster has resigned from the Board due to the sale of her unit; Board acknowledged. A thank you card was signed.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 6:23.

The next Board meeting is scheduled for **Thursday, September 9, 2010, at 6:30 PM.** Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

September 9, 2010

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:33 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Arthur Munoz
Craig Nicholson
Nathan Walter
Mr. And Mrs. Welch (unit 356)
Mark Sauter and his son from John Carter Construction,
Bill Bold (Scribe) and
James Nguyen (Bartlein and Company, Inc.)

Mark Sauter (John Carter Construction) addressed the Board, recapping the patio and entryway repairs previously performed by John Carter Const., and reviewed possible solutions to the foundation improvements currently being considered by the Board; the Board discussed the proposed options with Mr. Sauter and requested a 2nd opinion from structural engineer Charlie Grant whom Mark often works with. Mark submitted a proposal of \$34,450 for Bldg 7606 per Jeffrey Haight's plans and specs.

Patio awning, unit 356: Mr. and Mrs. Welch requested the Board approve the installation of a patio awning for their upper-level unit, per photographs of a similar installation; the Board requested working drawings, plans, and material information of the proposed awning for approval consideration.

Meeting Minutes: The **August Board Meeting minutes** (8/27/10) were reviewed and **approved** as presented.

Treasurer's Report:

	August '10	YTD
Total Income	\$69,233.90	\$532,001.08
Operating Expenses	26,398.78	239,794.08
Reserve Expenditures	8,582.80	64,646.09
Total Expenditures	34,981.58	304,440.17
Transfer to Reserve	(34,252.32)	(232,984.91)
Transfer from Reserve	0	7,000.00
Total in Savings	\$1,105,027.50	
Total Assets	\$1,149,526.26	

James N. reported Operating Expenses are approximately 10% below budget.
The August Treasurer's Report was unanimously **accepted** as presented.

Old Business

The Board addressed:

- **Building 7606 improvements:** the Board tabled the decision on the proposal bid from Underwood Construction Management.
- **Entry gate system:** the Board discussed the proposal letter from Consolidated Door and Gate for replacement gate operator; the Board requested information on battery life and replacement cost; proposed discussing the elimination of gate at next Annual Meeting.
- **Fumigation:** James N. reported building 7626 was in process of fumigation and building 7628 fumigation had been rescheduled for Nov. 2 – 4, 2010, notification to homeowners sent.
- **SB Marathon** scheduled for 11/6/10.

No other Old Business

New Business

Items addressed:

- **Board of Directors:** the Board designated Nathan Walter as Board Secretary, filling the post vacated by Laura Foster; Newsletter item will seek a volunteer to replace Ms. Foster's Board seat.
- **Dogs (unit 238):** it has been reported to the Board that two dogs "reside" at unit 238, in violation of CC&R's on pet limitations; James N. will send letter to owner requesting compliance with CC&R's.
- **Exercise Rm. equipment:** Arthur M. will coordinate with Ms. Innocenti (unit 123) on upgrade options.
- **Grove insurance:** James N. presented the general and fidelity insurance policies to the Board.
- **Facility keys:** Todd M. reported that the Board is not in possession of keys to certain doors (service, common area doors) at the Grove; select door locks may need to be changed to rectify key loss.
- **Meeting time:** the Board set the start time for the monthly Board of Directors Meetings at 6:00pm, until further notice.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:10 PM.

The next Board meeting is scheduled for **Thursday, October 14, 2010, at 6:00 PM.** Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

November 11, 2010 (6PM)

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:01 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Craig Nicholson
Nathan Walter (Board member, Arthur Munoz, absent)
Joe De La Mora (Enviroscaping) and Ms. Christine Hall (unit 351),
Laura Lea Brown (unit 238) and her Realtor
Bill Bold (Scribe) and
James Nguyen (Bartlein & Company, Inc.)

Joe (Enviroscaping) and Ms. Hall (unit 351, Landscaping Committee), discussed various landscaping issues with the Board, including tree removal and replanting, in general, as well as tree removal at bldg. 7634, southwest corner; Board approved tree removal, bid at \$2,750.

Further, on landscaping, bids were discussed for treating the eucalyptus trees for lerp psyllid and James N. to check on the treatment program.

Via correspondence:

Patio awning, unit 356: the Board again requested working drawings (details) for the proposed awning for approval consideration. James to ask owners to attend next meeting.

Patio privacy screen/trellis, unit 132: the Board approved screen installation, complying with approved Grove design.

Tree removal, gutter repair, unit 357: at the homeowner's request, the Board will determine whether to trim or remove trees; Gutters will be replaced.

Meeting Minutes: The **September Board Meeting minutes** (9/9/10) were reviewed and **approved** as presented. The October Board Meeting was not officially held due to lack of quorum (Only Board members Todd Matson & Craig Nicholson were present).

Treasurer's Report:

	October '10	YTD
Total Income	\$62,796.98	\$664,374.91
Operating Expenses	(2,148.91)	275,178.20
Reserve Expenditures	26,921.23	98,685.17
Total Expenditures	24,772.32	373,863.37
Transfer to Reserve	(38,024.66)	(295,935.54)
Transfer from Reserve	0	7,000.00
Total in Savings	\$1,168,596.36	
Total Assets	\$1,219,000.39	

James N. reported Operating Expenses are approximately 10% below budget. The expenses related to foundation work at 7606 were reclassified as "Reserve Expenditures" from "Repairs & Maintenance". The October Treasurer's Report was unanimously **accepted** as presented.

Old Business

The Board addressed:

- **Dry rot repairs:** 7620, units 321 (balcony) and 322 handrail; James N. to request bid from Sea View Constr.
- **Building 7606 foundation improvements:** bid from Carter Constr. for \$32,400 were unanimously approved, contingent on City Engineer's approval of drawings.
- **Entry gate system:** New Pool and Exercise Room card lock installations completed; James N. to request old card lock devices be removed.
- **Dogs (unit 238):** Owner has 2 dogs and was not aware of pet policy when she bought unit. She's in the process of moving from the Grove.

No other Old Business

New Business

Items addressed:

- **Proposed 2011 Budget draft:** the Board discussed Budget draft, and **Approved**, unanimously. Monthly fee to remain the same.
- **Annual Financial Review:** the Board approved a review & tax returns by Purdy & Co. (CPA) for \$1,275; will consider an audit for 2011.
- **2011 Annual Homeowners Meeting:** date set for 6:00pm Thurs., Jan. 13, 2011, at the Goleta Valley Community Center; Bartlein to send SASE to all homeowners for proxy return with an option for contributing to the gardener's Christmas gift.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:43.

The next Board meeting is scheduled for **Thursday, December 2, 2010, at 6:00 PM**. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

December 2, 2010

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:03 pm. The meeting was held in HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Craig Nicholson,
Nathan Walter (Board member, Arthur Munoz, absent),
Mr. Manfred Schon for Lisa Welch (unit 356),
Bill Bold (Scribe) and
James Nguyen (Bartlein and Company, Inc.)

Mr. Schon presented more details and discussed the installation of a **patio cover** with the Board. The Board suggested the structure be secured with galvanized straps. Board **approved** installation, pending the inclusion of details in the proposal drawing; Todd M. to give final "go-ahead" on cover installation after reviewing the drawing(s). Mr. Schon also discussed electric vehicle charging outlets at assigned parking spaces and sliding glass door replacement with the Board.

Craig N. (unit 247) requested the Board arrive at a decision (tonight) on bids for his slab repair (Board discussed in Executive Session).

Meeting Minutes: The **November Board Meeting minutes** (11/11/10) were reviewed and **approved** as presented.

Treasurer's Report:

	November '10	YTD
Total Income	\$69,941.71	\$734,316.62
Operating Expenses	80,518.39	355,696.59
Reserve Expenditures	6,603.75	105,288.92
Total Expenditures	87,122.14	460,985.51
Transfer to Reserve	(22,819.57)	(318,755.11)
Transfer from Reserve	40,000.00	47,000.00
Total in Savings	\$1,151,705.54	

James N. reported Operating Expenses are approximately 8% below budget. The November Treasurer's Report was unanimously **accepted** as presented.

Landscaping: Board discussed planting of new trees, need input from Enviroscaping and Ms. Hall; approved fertilizer and treatment for eucalyptus trees (lerp psyllid infestation) \$2,800, Santa Barbara Pest Control.

Old Business

The Board addressed:

- **Dry rot repairs:** James N. reported one site requiring repair, 7620, units 321

(balcony) and 322 held for access from homeowner (321), unit for sale (322).

- **Building 7606 improvements:** awaiting submission of drawings to City Engineer for approval; bid from Carter Construction approved, contract of \$32,400 signed; James N. and Todd M. to meet with Mark Sauter (Carter Constr.) to clarify details. James to notify Dan Underwood that his services are not needed at this time.
- **Annual HOA Meeting:** scheduled for Jan. 13, 2011, 6pm, at the Goleta Valley Community Center.
- **Reserve Study:** James N. presented to Board.

No other Old Business

New Business

Items addressed:

- **Board Member resignation:** Arthur Munoz has resigned from the Board, effective Dec. 31, 2010; seat will open at HOA Annual Meeting (1/13/11).
- **Exercise Room:** the Board discussed options for new exercise equipment, will seek volunteer(s) to coordinate Exercise Room projects.
- **Common Area Repairs:** the Board briefly discussed repair policy; issue tabled until full five-member Board is seated.
- **Lien recording:** Board approved raising liens on units APN #79-670-51, 079-680-29, 079-690-13 for unpaid association dues (in excess of \$1,000).
- **Dumpster for Christmas trees:** Board approved renting a dumpster (Dec. 23 – Jan. 7) for Christmas tree disposal.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:46PM.

The next Board meeting (Annual Meeting) is scheduled for **Thursday, January 13, 2011, 6:00 pm, at the Goleta Valley Community Center, Room 6, 5679 Hollister Ave., Goleta ("Old Town")**.

Submitted by Bill Bold, Scribe